

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: REAL PROPERTY TAX SERVICES

DATE: OCTOBER 25, 2010

COMMITTEE MEMBERS PRESENT: OTHERS PRESENT:

SUPERVISORS	GOODSPEED	MICHAEL SWAN, DIRECTOR, REAL PROPERTY TAX SERVICES
	BENTLEY	PAUL DUSEK, COUNTY ADMINISTRATOR/ATTORNEY
	THOMAS	JOAN SADY, CLERK OF THE BOARD
	STEC	KEVIN GERAGHTY, BUDGET OFFICER
	MCDEVITT	SUPERVISORS TAYLOR
		LOEB

COMMITTEE MEMBERS ABSENT:	DON LEHMAN, <i>THE POST STAR</i>
SUPERVISORS	JOANNE COLLINS, LEGISLATIVE OFFICE SPECIALIST
	MERLINO
	GIRARD

Mr. Goodspeed called the meeting of the Real Property Tax Services Committee to order at 9:32 a.m.

Motion was made by Mr. Thomas, seconded by Mr. McDevitt and carried unanimously to approve the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Privilege of the floor was extended to Michael Swan, Director of Real Property Tax Services (RPTS), who distributed copies of the agenda to the Committee members; *a copy of the agenda is on file with the minutes.*

Mr. Swan presented a request for approval of the bids received at the October 16, 2010 Warren County Land Auction. He noted a total net loss of \$19,692, the lowest in over twenty years due to one parcel in the Town of Queensbury with approximately \$140,000 in outstanding taxes.

Motion was made by Mr. Stec, seconded by Mr. Thomas and carried unanimously to approve the bids received at the August 16, 2010 Land Auction as outlined above and the necessary resolution was authorized for the November 19, 2010 Board meeting. *A copy of the resolution request form is on file with the minutes.*

Mr. Swan recounted that the Terms and Conditions of Sale had been modified to disallow those who owed back taxes to the County from the bid process. He noted that one party had made the necessary tax payment prior to their bid submission at the August auction.

Mr. Swan presented a request to delete back taxes on Horicon Tax Map Parcel No. 88.10-1-42 in the amount of \$5.34. He apprised that the parcel was purchased by the Town of Horicon in 2008 for which there was an outstanding January tax bill. Mr. Swan stated that back taxes owed on Queensbury Tax Map Parcel Nos. 309.5-1-1./742 and 309.5-1-1./759 in the amounts of \$697.44 and \$143.50 respectively, were trailer properties eligible for the Veterans Exemption for which a separate bill was required by RPTS. He further stated that due to the fact that the trailers had been moved and the land was owned by the trailer park, RPTS had no recourse. It was necessary, he said, to delete the back taxes so the scenario would not continue to repeat each year.

Motion was made by Mr. McDevitt, seconded by Mr. Bentley and carried unanimously to approve

the request to delete back taxes on the three parcels as outlined above, and the necessary resolution was authorized for the November 19, 2010 Board meeting. *A copy of the resolution request form is on file with the minutes.*

Pertaining to pending items, Mr. Swan presented a request for the County Enforcing Officer to issue a Certificate of Protective Cancellation for Hague Tax Map Parcel No. 25.01-1-8, Queensbury Tax Map Parcel No. 302.8-1-2 and Johnsburg Tax Map Parcel No. 133.8-1-27 in accordance with Real Property Tax Law Section 1138 d. which would allow the Assessors in those municipalities to make the parcels tax exempt until which time the parcels were sold or cleared of contamination issues. He said the County had not foreclosed on the properties due to the possibility of contamination or environmental problems. The tax exempt status, he said, would allow the County to stop the accumulation of tax bills and noted an annual savings of approximately \$15,000. The request, he stated, had not required a resolution.

Motion was made by Mr. Stec, seconded by Mr. McDevitt and carried unanimously to approve the request to authorize the County Enforcing Officer/Treasurer to issue a Certificate of Protective Cancellation for three Warren County parcels as outlined above.

A discussion ensued.

Mr. Swan apprised that Mr. Dusek had updated the Committee regarding Finch Pruyn, the Power Plant and Dam in the City of Glens Falls and therefore the pending item could be deleted from the pending list. Additionally, he stated, the issue of reassessment of current taxes should be deleted as it was determined that such action was not in the best interest of the County at this time. Regarding the proposed 2012 reassessments, Mr. Swan stated that he required additional time to prepare and outline the options.

Mr. Swan presented a request for Ron Dixon to attend Tax Map Software Training in Schenectady, NY on November 10, 2010, for a total cost of \$450 which was included in the Departmental budget.

Motion was made by Mr. Stec, seconded by Mr. Bentley and carried unanimously to approve the travel request as outlined above. *A copy of the Authorization to Attend Meeting or Convention is on file with the minutes.*

As there was no further business to come before the Real Property Tax Services Committee, on motion made by Mr. Stec and seconded by Mr. Thomas, Mr. Goodspeed adjourned the meeting at 9:44 a.m.

Respectfully submitted,
Joanne Collins, Legislative Office Specialist